

SPRINGWOOD COMMERCIAL PLAZA PLAT 1
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND
SURVEYOR'S NAME / RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 4, ORALABOR PLAZA PLAT 4
SEC 36-80-24
REQUESTED BY:
DRA PROPERTIES, LC
1515 NE 36TH ST
ANKENY, IA 50021

ROLL CALL					
Plan & Zoning Commission					
Ankeny, IA					
Date	Aye	Nay	Pass	Absent	
Anderson	Aye	Nay	Pass	Absent	
Ender	Aye	Nay	Pass	Absent	
Flack	Aye	Nay	Pass	Absent	
Houlihan	Aye	Nay	Pass	Absent	
Hunter	Aye	Nay	Pass	Absent	
Odson	Aye	Nay	Pass	Absent	
Renaud	Aye	Nay	Pass	Absent	
Ripper	Aye	Nay	Pass	Absent	
West	Aye	Nay	Pass	Absent	
Ayes	7	0	0	0	
APPROVED					
Chairperson				Secretary	



VICINITY MAP

PLAT DESCRIPTION

LOT 4, ORALABOR PLAZA PLAT 4, BEING AN OFFICIAL PLAT NOW INCLUDED AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AND CONTAINING 8.43 ACRES (367,252 SF).

OWNER/ DEVELOPER

DRA PROPERTIES, LC
1515 NE 36TH STREET
ANKENY, IA 50021
CONTACT: TED RAPP
PHONE: (515) 401-7165

SURVEYOR

ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020

DATE OF SURVEY

JULY 23, 2018

ZONING

C-2 - GENERAL RETAIL, HIGHWAY ORIENTED AND CENTRAL BUSINESS COMMERCIAL DISTRICT

BULK REGULATIONS

MINIMUM LOT AREA = NONE REQUIRED
MINIMUM LOT WIDTH = NONE REQUIRED
FRONT YARD SETBACK = 35'
REAR YARD SETBACK = 40'
SIDE YARD SETBACK = NONE REQUIRED, EXCEPT WHEN ADJOINING R DISTRICT THEN 25'
MAXIMUM BUILDING HEIGHT = 45'
MAXIMUM NUMBER OF STORIES = 3

NOTES

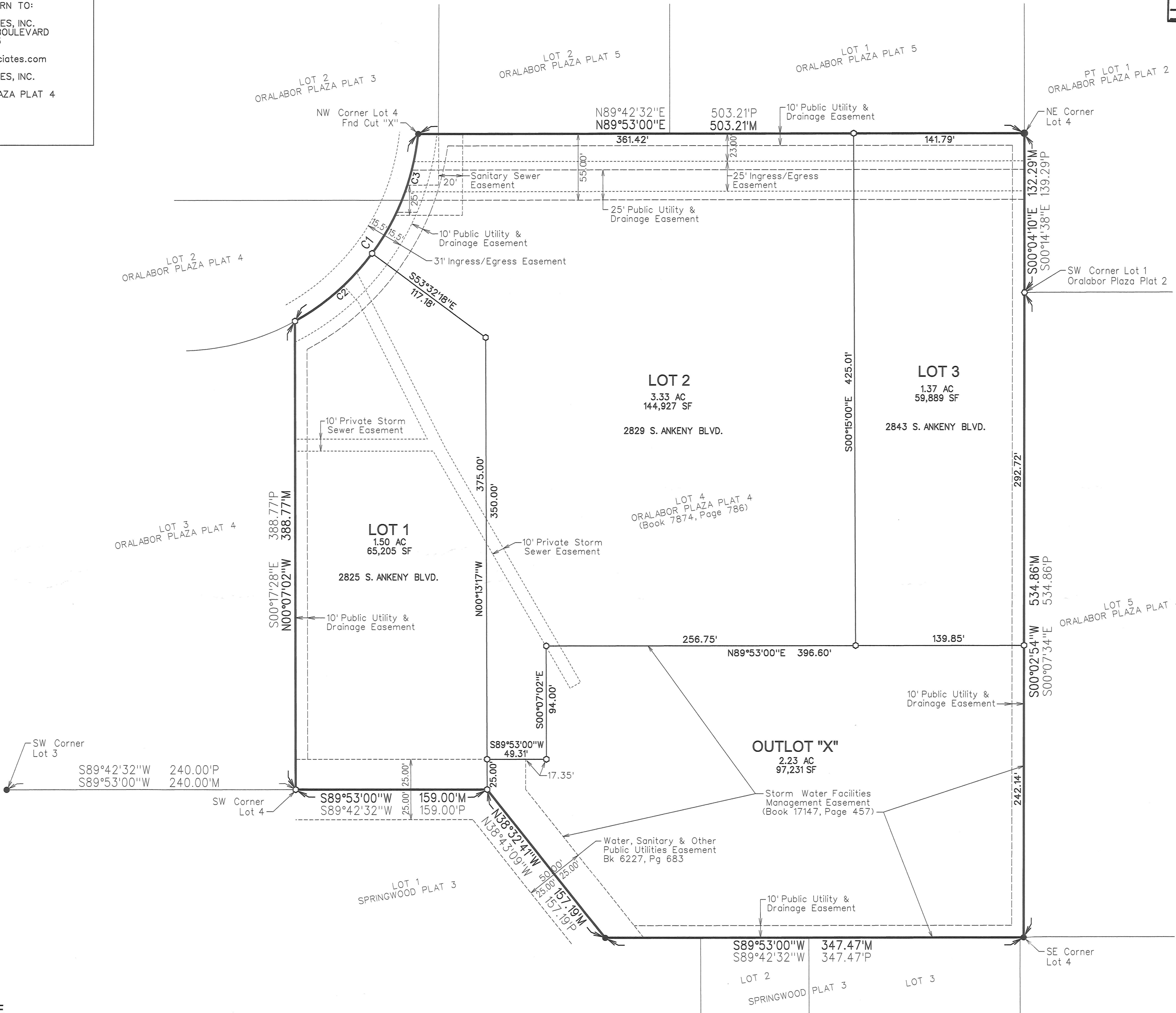
- ALL EXISTING EASEMENTS SHOWN ARE FROM THE ORALABOR PLAZA PLAT 4 FINAL PLAT RECORDED IN BOOK 7874, PAGE 786 OF THE POLK COUNTY RECORDERS OFFICE.
- THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE "X", BEING AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESIGNATED IN THE FLOOD INSURANCE RATE MAP FOR POLK COUNTY, IOWA, PANEL NUMBER 190901004C, EFFECTIVE ON 11/18/1992.

LEGEND

Survey	Found	Set
Section Corner	●	△
1/2" Rebar, Yellow Plastic Cap #11804	●	○
1/2" Rebar, Yellow Plastic Cap #19710	●	○
(Unless Otherwise Noted)		
Control Point	○ CP	
Bench Mark	●	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

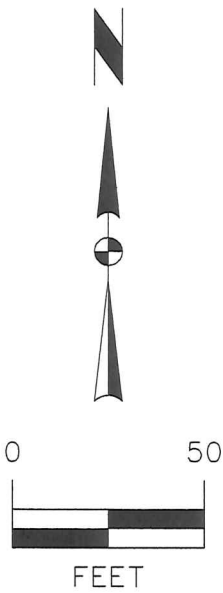


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
Erin D. Griffin, PLS Date 4/4/19
License Number 19710
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal:
Sheet 1 of 1



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	55°28'52" LT	200.00'	193.55'	105.11'	N33°20'51"E 186.08'
C2	24°36'35" LT	200.00'	85.90'	43.62'	N48°45'59"E 85.25'
C3	30°50'17" LT	200.00'	107.64'	55.16'	N21°02'34"E 106.35'



SPRINGWOOD COMMERCIAL PLAZA PLAT 1

FINAL PLAT

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1180377

Sheet 1 of 1

SNYDER & ASSOCIATES